HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

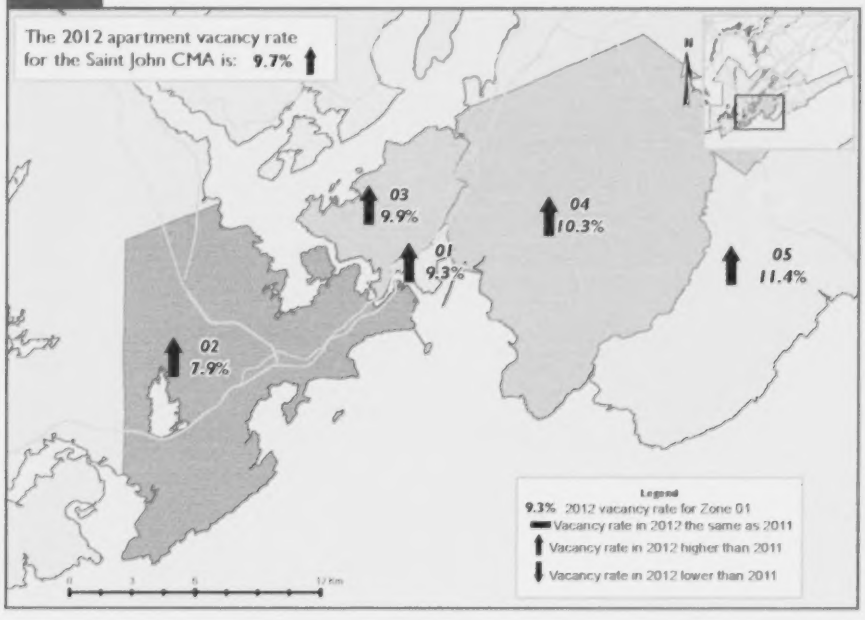
Saint John CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

- The vacancy rate in the Saint John CMA stood at 9.7 per cent in October of 2012, up from 5.9 per cent last year.
- In Saint John City Proper, all four zones posted a year-over-year increase in the vacancy rate.
- In the Saint John CMA, the overall average rent increased 2.6 per cent (based on structures common to both the 2011 and 2012 surveys), while the increase in average rent for two-bedroom units was slightly higher at 3.4 per cent.
- The average rent in the Saint John CMA stood at $660 in 2012. The average rent for a two-bedroom unit was higher at $691.

Figure 1


The 2012 apartment vacancy rate for the Saint John CMA is: 9.7%
03 9.9%
04 10.3%
01 9.3%
05 11.4%
02 7.9%
Legend
9.3% 2012 vacancy rate for Zone 01
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011

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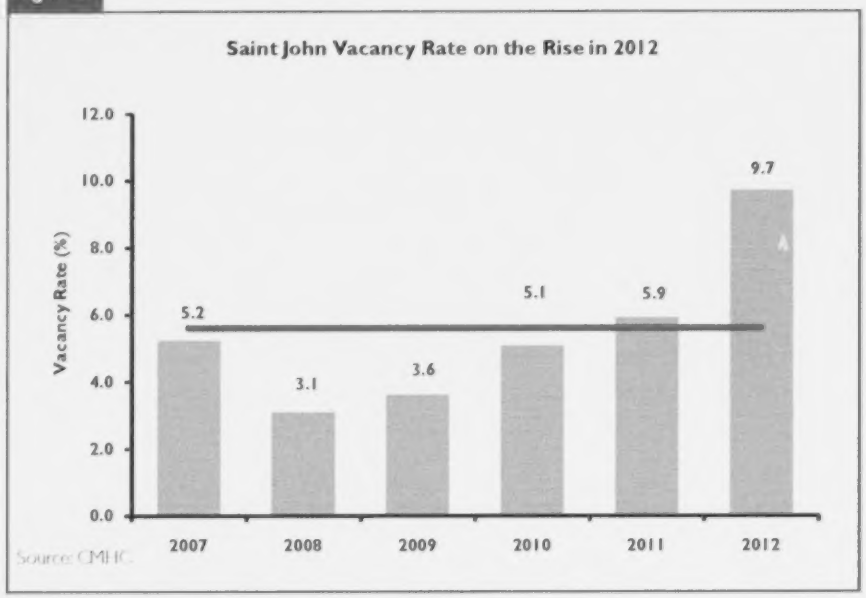
Apartment Vacancy Rates (%) by Major Centres

	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website

Figure 2



Saint John Vacancy Rates Higher in 2012

Results from Canada Mortgage and Housing Corporation's October Rental Market Survey revealed a higher vacancy rate for the Saint John CMA in the fall of 2012.

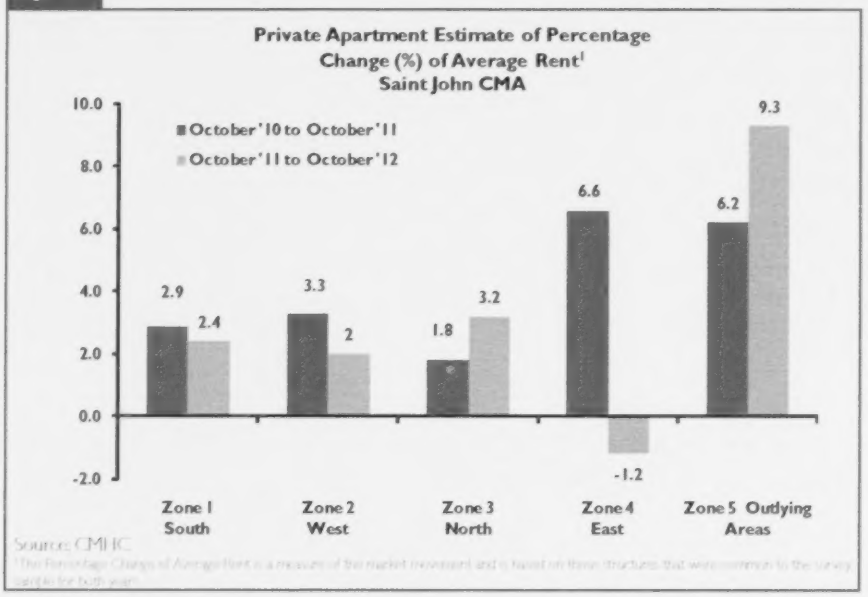
Saint John's vacancy rate in October 2012 was 9.7 per cent, up from last year's rate of 5.9 per cent. The October 2012 survey included the enumeration of 8,558 rental units in the Saint John area, which was essentially unchanged from the 2011 figure of 8,546 units. Housing starts data show that there has been very limited rental construction during the past two years, and this is reflected in the consistent size of the rental universe. Therefore, the rise in the vacancy rate is primarily a result of reduced demand and not increased supply. The rise in the vacancy rate can be attributed, in large part, to limited inmigration and favorable market conditions that continue to draw current and potential renters to homeownership.

Since reaching a low of 3.1 per cent in 2008, the local vacancy rate has increased in each of the past four years culminating in the current rate of 9.7 per cent, which is the highest on record for the Port City. With the most recent increase in the overall vacancy rate, it is now well above the average for the past decade which was 5.6 per cent. With the exception of bachelor units, all bedroom types recorded a significant increase in the number of vacant units in October 2012. The vacancy rate for two-bedroom units reached 9.2 per cent from 5.4 per cent in 2011, while for three-bedroom units the rate increased to 9.5 per cent from 4.4 per cent a year earlier. For one-bedroom units, the vacancy rate went from 6.5 per cent last year to 10.7 per cent in 2012. Unlike previous surveys, the increases were not localized to any particular zone or unit type, indicating a general slowing of the entire rental market.

Rents Increase across the Board

The overall average rent in the Saint John CMA was $660 per month in 2012, while the ave .ge rent for the popular two-bedroom units was higher at $691 per month. In terms of year-over-year rent increases (based on units common to both the 2011 and 2012 surveys), the average rent in the Saint John CMA increased 2.6 per cent in 2012, while the increase in average rent for two-bedroom units

Figure 3



Source: CMHC

[1] The Percentage Change of Average Rent is a measure of the market movement and is based on those structures that were common to the survey sample for both years.

was slightly higher at 3.4 per cent.

Over 65 per cent of rental units in the Saint John CMA are found in two of the region's four zones, namely Zones 1 and 3 (South and North Saint John). The average rent for units in these two zones was the highest in the CMA at $669 and $684, respectively. In Zones 2 and 4 (West and East Saint John), the average rents were lower at $608 and $627, respectively. The average rent in the CMA's outlying areas is now one of the highest in the CMA at $678.

Demand for New and Existing Homes Weak in 2012

In Saint John, activity in terms of both new and existing homes has not matched last year's pace as of the end of October; a trend that is expected to remain to the end of the year. In 2008, Saint John recorded a very high level of residential construction activity, as the area anticipated significant economic and population growth linked to several large-scale capital projects. The cancelling of these projects resulted in minimal population growth in subsequent years. The current weakness in demand for housing of all types is not expected to improve significantly in the coming year.

Construction for the homeownership market in Saint John, which consists of single, semi and row units, continued to decline during the first nine months of 2012. The results during the first nine months of 2012 are the continuation of a trend that began in 2009, that saw starts decline in each consecutive year. It is expected that semi and row starts will be the first to show improvement as these units combine the benefits of homeownership and increased living space with a monthly mortgage payment comparable to the rent for a newer two or three-bedroom unit.

The existing home market in Greater Saint John is also providing opportunities to current renters. Low mortgage rates and lower existing home prices support increased access to homeownership for current renters. This year, the average sale price is expected to decline by 2.5 per cent, which will be the third consecutive annual decline. When these price declines are coupled with increased levels of new listings and days on market, the Saint John area is considered a buyers' market. Current market conditions have resulted in some renters making the switch to homeownership, thus contributing to the higher vacancy rate in the Saint John CMA.

Construction activity in the Saint John rental market has been slower than in New Brunswick's two other large centres in recent years. During the past decade, apartment starts were at historically high levels in both Moncton and Fredericton. For the most part, the expansion of the rental stock in Saint John during this period was slow, with the exception of units built under the Federal/Provincial Affordable Housing Program which are not available to the general market and are therefore not included in the Rental Market Survey.

In general terms, population growth stands out as one of the most powerful drivers of new residential construction in a given area. The 2011 census revealed that the population of the Saint John CMA increased by 4.4 per cent from 2006 to 2011. Despite the increase in the local population for the CMA, the growth has not been distributed equally throughout the area. The communities in the Kennebecasis Valley, particularly the Town of Quispamsis which grew by 17.4 per cent, have grown at a much higher rate than Saint John City proper. Since rental units have traditionally been located in close proximity to the city's downtown core, the local population's migration away from the downtown area results in a reduction in demand for rental units.

Vacancy Rate for Two Bedroom Units Increases

In the fall of 2012, the vacancy rate for two-bedroom units, which account for the largest share of the Saint John rental stock, was up from 5.4 per cent last year to 9.2 per cent in 2012. Often, a notable rise in an apartment vacancy rate is the result, at least in part, of increased construction activity and the subsequent expansion of the rental universe. The 2012 increase in the vacancy rate for two-bedroom units in the Saint John CMA, however, was the result of a general reduction in demand for these units. Approximately 100 rental completions only were recorded in the Saint John CMA between the start of 2011 and the end of the second quarter of 2012. Rental units completed during the third quarter of 2012 are not included in the current survey and therefore have no impact on this year's vacancy rate.

For one-bedroom units, the vacancy rate was up 4.2 percentage points from 6.5 per cent last fall to 10.7 per cent in October of this year. Among the different configurations, this was the highest individual vacancy rate in 2012. For three-bedroom units, the vacancy rate in the fall of 2012 was just under the overall rate for the CMA at 9.5 per cent. The vacancy rate for three-bedroom units did, however, record the largest year-over-year change among the different configurations with a 5.1 percentage point increase.

Within Saint John City proper, the lowest recorded vacancy rate was 7.9 per cent in Zone 2 (West Saint John). This was not unexpected as Zone 2 is the smallest, in terms of the number of rental units, of the four zones that make up Saint John City proper. In contrast, Zone 4 (East Saint John) posted the highest vacancy rate in the City of Saint John at 10.3 per cent. In Zone 1 (South Saint John), the vacancy rate was up three percentage points from last year's rate to 9.3 per cent while in Zone 3 (North Saint John), the vacancy rate was slightly higher at 9.9 per cent.

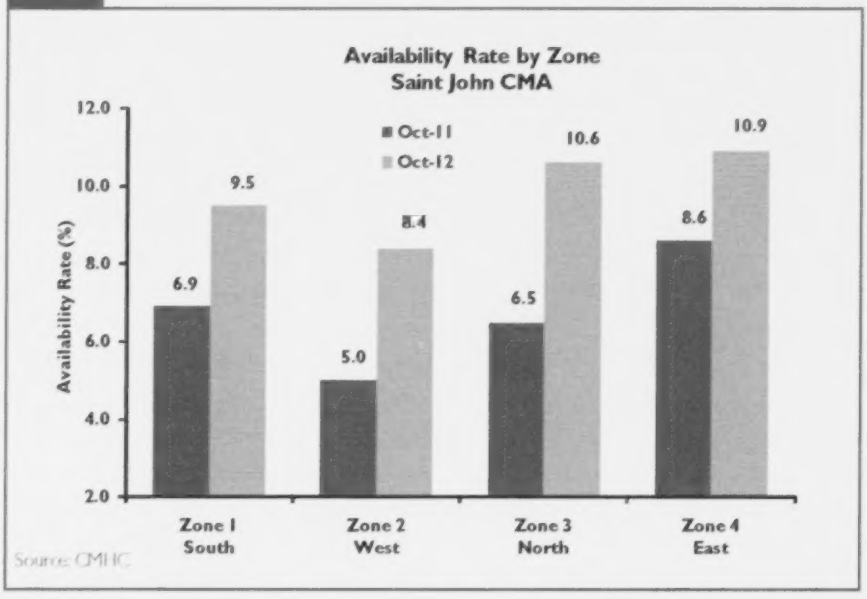
Below Average Vacancies in Newer Stock

In October 2012, the vacancy rate for apartment units built after 1990 stood at 6.9 per cent, up from 4.6 per cent last year but well below the overall average reported for the CMA as a whole. Units in this category are newer and are considered in relative terms to be the higher quality stock. For newer two-bedroom units, the vacancy rate climbed 3.3 percentage points from last year's rate of 2.5 per cent to reach 5.8 per cent in October 2012. Since the expansion of the rental universe in Saint John has been proceeding at a relatively slow pace compared to New Brunswick's other large urban centres, the higher vacancy rate for newer two-bedroom units highlights the relatively soft demand for high-end rental units in Saint John given that all recently built two-bedroom market units would be included in the higher price ranges.

In recent years, consumers in Greater Saint John, as is the case in many urban centres, have increasingly shown a preference for larger homes with value-added features and amenities. In this regard, renters are very similar to homeowners, often choosing more feature-laden units despite the price premium. Therefore, as expected, rental units in Saint John built after 1990 commanded the highest average rents at $802 per month, as developers were faced with the need to offset related higher development costs.

Units built between 1975 and 1989 posted the lowest average rent at $632 per month. These units also posted the second highest vacancy rate at 10.4 per cent. Structures built prior to 1940, as well as those built between 1940 and 1959 in Saint John posted higher average rents than

Figure 4



some newer units as most are located in the Downtown Core, which tend to be a popular location with renters seeking the urban lifestyle.

Availability Rate Rises in 2012

Based on the results from the 2012 Fall Rental Market Survey, the availability rate in the Saint John CMA was up 3.4 percentage points to 10.1 per cent. Within the CMA, the availability rate was comparable in Zones 3 and 4 (North and East Saint John) at 10.6 and 10.9 per cent, respectively. The availability rate in Zone 1 (South Saint John) was slightly lower at 9.5 per cent while Zone 2 (West Saint John) posted the lowest availability rate in Saint John City at 8.4 per cent. Results from the October survey also indicate that the highest availability rate in the CMA was recorded in outlying areas (Zone 5) at 11.7 per cent.

Among the different bedroom types, one-bedroom units posted the highest availability rate in 2012 at 11.2 per cent. The availability rates for two and three-bedroom units were nearly identical at 9.6 and 9.7 per cent, respectively. Meanwhile, for bachelor units, the availability rate stood at 10.5 per cent. It was also the only configuration that posted a lower availability rate in 2012, with a 2.5 percentage point decline from last year's rate of 13.0 per cent.

Vacancy Rate Lower in Mid-Sized Structures

Based on the results of the 2012 Rental Market Survey, renters were drawn to the mid-sized apartment buildings in the Saint John CMA. In the October survey, the vacancy rate in the Saint John CMA was the lowest in apartment buildings that featured between 20 and 49 units at 8.1 per cent, lower than the overall average vacancy rate of 9.7 per cent. The vacancy rate in the smallest rental structures, those that contain three to five units, was slightly lower than the overall average at 9.5 per cent. For the other categories, the vacancy rate was higher than the overall average for the CMA.

The larger structures, in general, tend to have the highest average rent. As expected, the highest priced category was for structures consisting of 50 to 99 units. This was also the only category where the average rent exceeded the overall average for the CMA. For these units, the average rent stood at $721 per month. The average rent for a two-bedroom unit in structures of this size was up to $831 per month in the fall of 2012, compared to the overall average rent of $691 per month for a two-bedroom unit.

The escalation in the average rent from smaller to larger structures is logical given that increasing amounts of amenities are generally offered to tenants as the building size increases. These features, such as elevators, underground parking and common rooms, raise the construction and operational costs for the landlord, which are then passed on to the tenants. In 2012, however, the category containing structures with the second largest number of units – those ranging between 20 and 49 units – posted the lowest average rent among the different categories. Given their slightly below average rents, demand remained relatively stronger for this category resulting in the lowest vacancy rate in 2012.

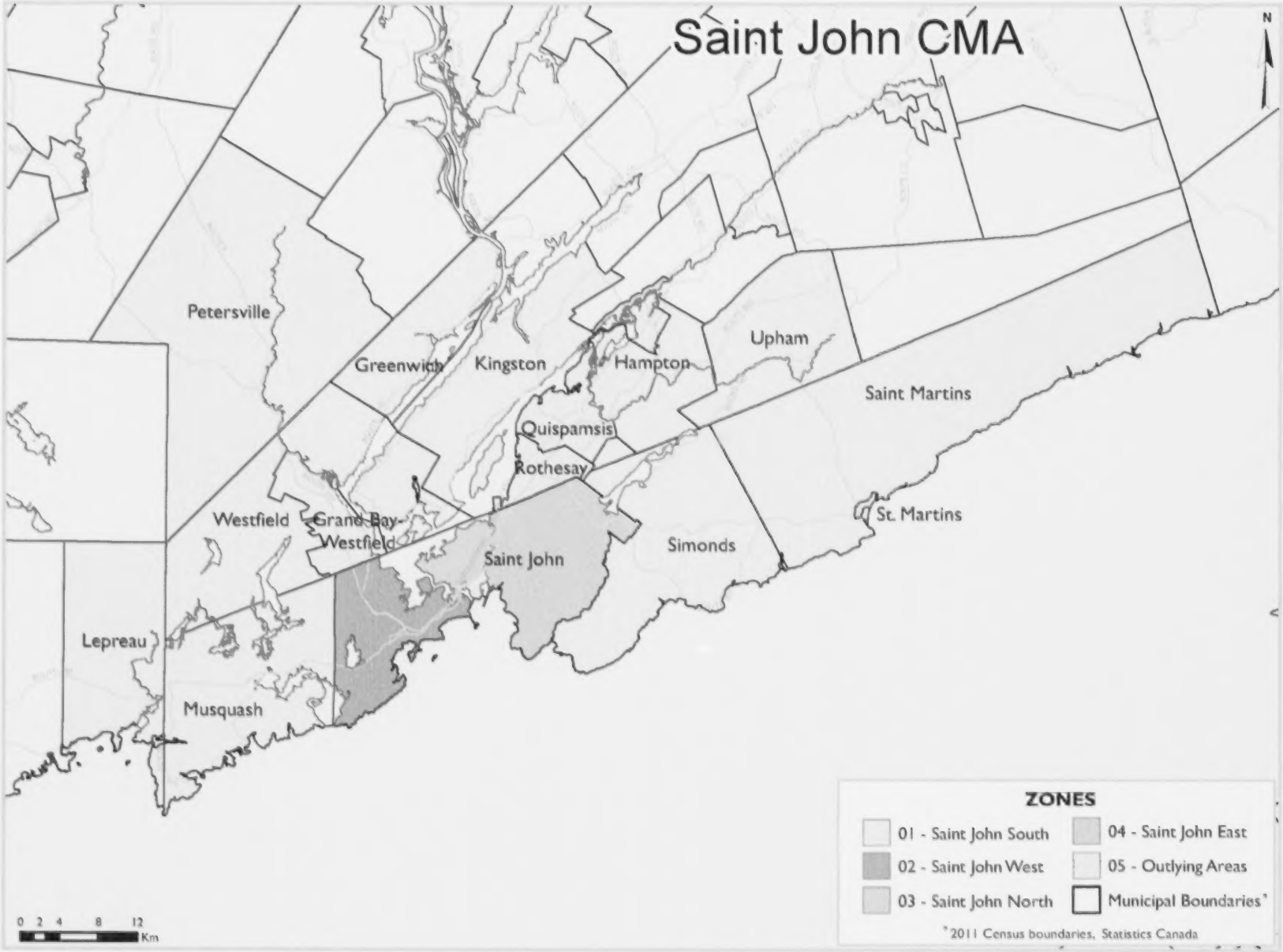
Moderate Change Anticipated in Saint John's Vacancy Rate

In both 2011 and 2012, reduced levels of new construction activity in the rental market have resulted in a relatively small expansion of the local rental universe. Despite the moderate addition of new units to the local rental stock, supply nonetheless outpaced demand and led to a higher vacancy rate in 2012. Last year, the number of apartment starts in Saint John was the lowest since 2005 with 80 units. In 2012, apartment starts will be comparable to the current ten-year annual average of 115 units.

The higher vacancy rates observed throughout the CMA in 2012 were not the result of a rapid increase in supply as evidenced by the limited construction activity in the rental market since the start of 2011. The higher vacancy rates were primarily the result of a decline in demand. Demand for rental units is not expected to experience any significant increase in 2013. The energy sector, which served as the key economic driver in Saint John since the turn of the century, is expected to remain stable in the short term, with no large-scale projects slated to begin construction. The largest existing project in the local energy sector recently completed its final stages which may result in some specialized trades people leaving the area. As a result, in-migration will remain muted over the forecast period.

Current housing market conditions, in particular low mortgage rates, are not expected to change significantly in the next year. Therefore, market conditions will remain favorable for existing or potential renters considering homeownership, which will continue to impact demand for rental units. Rental

starts in 2013 are expected to be relatively low in historical terms. With no significant increase in demand in 2013, the overall vacancy rate in Saint John is expected to range between 10 and 11 per cent in 2013. Rents are forecast to rise next year at or slightly below the rate of inflation in the 1.0 to 1.5 per cent range.


Saint John CMA
N
Petersville
Greenwich
Kingston
Hampton
Upham
Saint Martins
Quispamsis
Rothesay
Westfield
Grand Bay-Westfield
Saint John
Simonds
St. Martins
Lepreau
Musquash
0 2 4 8 12
Km
ZONES
01 - Saint John South
02 - Saint John West
03 - Saint John North
04 - Saint John East
05 - Outlying Areas
Municipal Boundaries*
*2011 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - SAINT JOHN CMA	
Zone 1	**Saint John South:** West of Saint John Harbour and East of Courtenay Bay
Zone 2	**Saint John West:** All areas both north and south of Route 1 and west of the Saint John Harbour.
Zone 3	**Saint John North:** City of Saint John bounded by Route 1 on the south and Saint John River on the west.
Zone 4	**Saint John East:** Areas bounded by Route 1 on the north and Courtenay Bay on the west.
Zones 1-4	**Saint John City**
Zone 5	**Outlying areas:** Includes the towns of Rothesay, Quispamsis, Grand Bay-Westfield, Saint Martins Village and the Parishes of Greenwich, Kingston, Musquash, St. Martins, Simonds, Lepreau, Rothesay, Hampton and Simonds.
Zones 1-5	**Saint John CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Saint John CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - South	10.7	8.0	5.0	9.8	5.9	9.4	**	**	6.3	9.3
Zone 2 - West	0.0	**	**	9.9	4.1	7.2	0.7	5.7	4.1	7.9
Zone 3 - North	**	10.3	7.4	9.7	5.2	9.8	3.5	10.9	5.5	9.9
Zone 4 - East	20.0	21.3	8.9	13.3	7.1	8.6	5.3	9.5	7.6	10.3
Saint John City (Zones 1-4)	10.8	10.5	6.5	10.3	5.6	9.0	4.5	9.2	6.0	9.5
Zone 5 - Outlying Areas	**	**	6.0	18.4	4.6	10.0	0.0	**	4.8	11.4
Saint John CMA	**11.2**	**10.5**	**6.5**	**10.7**	**5.4**	**9.2**	**4.4**	**9.5**	**5.9**	**9.7**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Saint John CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - South	472	489	590	607	735	744	764	823	647	669
Zone 2 - West	**	435	519	515	645	626	734	689	628	608
Zone 3 - North	499	506	581	603	682	715	700	705	657	684
Zone 4 - East	498	467	557	558	639	641	879	718	646	627
Saint John City (Zones 1-4)	479	487	574	588	677	691	752	734	647	658
Zone 5 - Outlying Areas	**	**	503	568	619	692	698	706	608	678
Saint John CMA	**478**	**486**	**572**	**587**	**670**	**691**	**751**	**734**	**644**	**660**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$), d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Saint John CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - South	259	247	982	971	917	902	287	288	2,445	2,408
Zone 2 - West	26	24	266	270	629	621	189	185	1,110	1,100
Zone 3 - North	65	67	650	635	1,566	1,620	442	445	2,723	2,767
Zone 4 - East	37	35	317	323	938	918	181	205	1,473	1,481
Saint John City (Zones 1-4)	387	373	2,215	2,199	4,050	4,061	1,099	1,123	7,751	7,756
Zone 5 - Outlying Areas	4	4	92	95	670	672	29	31	795	802
Saint John CMA	**391**	**377**	**2,307**	**2,294**	**4,720**	**4,733**	**1,128**	**1,154**	**8,546**	**8,558**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saint John CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - South	11.5	8.0	6.1	10.1	6.0	9.6	**	**	6.9	9.5
Zone 2 - West	0.0	**	8.0	10.8	4.8	7.7	**	5.7	5.0	8.4
Zone 3 - North	**	10.3	8.1	10.2	6.1	10.6	5.0	11.1	6.5	10.6
Zone 4 - East	31.4	21.3	10.6	14.7	7.5	8.9	5.3	10.1	8.6	10.9
Saint John City (Zones 1-4)	12.7	10.5	7.6	10.9	6.2	9.5	5.3	9.4	6.8	10.0
Zone 5 - Outlying Areas	**	**	6.0	18.4	5.6	10.3	0.0	**	5.7	11.7
Saint John CMA	**13.0**	**10.5**	**7.5**	**11.2**	**6.1**	**9.6**	**5.1**	**9.7**	**6.7**	**10.1**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Saint John CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - South	3.3	5.7	4.0	++	3.6	2.2	4.1	++	2.9	2.4
Zone 2 - West	**	**	3.7	++	2.8	2.4	4.1	**	3.3	2.0
Zone 3 - North	2.3	3.2	2.3	3.4	1.8	3.3	3.4	1.5	1.8	3.2
Zone 4 - East	10.1	-3.8	4.5	2.1	3.9	2.6	**	-20.0	6.6	-1.2
Saint John City (Zones 1-4)	4.0	2.9	3.5	2.4	2.9	2.7	10.9	-3.9	3.3	1.9
Zone 5 - Outlying Areas	**	**	5.7	10.4	5.4	9.7	**	++	6.2	9.3
Saint John CMA	**4.1**	**2.9**	**3.6**	**2.9**	**3.1**	**3.4**	**11.1**	**-3.8**	**3.6**	**2.6**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Saint John CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saint John CMA										
Pre 1940	11.0	**	6.0	10.6	6.9	10.4	3.8	8.8	6.2	10.2
1940 - 1959	15.8	**	**	12.4	8.4	9.4	**	**	7.2	11.1
1960 - 1974	5.2	9.3	7.5	7.9	3.8	8.9	1.7	10.1	4.5	8.8
1975 - 1989	13.6	13.0	7.7	13.4	5.5	9.6	11.2	5.9	6.5	10.4
1990+	**	**	3.9	**	2.5	5.8	**	**	4.6	6.9
Total	11.2	10.5	6.5	10.7	5.4	9.2	4.4	9.5	5.9	9.7

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Saint John CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saint John CMA										
Pre 1940	480	461	563	576	682	683	711	730	635	643
1940 - 1959	512	**	528	583	623	643	689	703	615	639
1960 - 1974	504	549	597	610	668	678	734	714	651	663
1975 - 1989	489	461	557	560	629	654	988	742	628	632
1990+	437	455	647	675	862	907	885	902	751	802
Total	478	486	572	587	670	691	751	734	644	660

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$), d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Saint John CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saint John CMA										
3 to 5 Units	**	**	5.6	9.7	6.7	8.9	**	9.1	5.7	9.5
6 to 19 Units	**	8.2	7.4	11.4	5.4	9.7	5.4	10.5	5.9	10.1
20 to 49 Units	5.7	2.7	5.6	12.6	3.0	6.4	0.0	0.0	3.8	8.1
50 to 99 Units	17.9	10.7	6.9	7.9	5.7	13.4	12.1	12.2	9.1	11.0
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	11.2	10.5	6.5	10.7	5.4	9.2	4.4	9.5	5.9	9.7

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Saint John CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saint John CMA										
3 to 5 Units	482	456	554	573	648	655	714	732	628	646
6 to 19 Units	475	491	561	577	665	692	703	704	637	659
20 to 49 Units	490	479	561	571	642	658	965	966	619	629
50 to 99 Units	474	502	676	698	796	831	1,102	761	737	721
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	478	486	572	587	670	691	751	734	644	660

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$), d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Saint John CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - South	5.8	9.0	6.6	10.4	**	**	7.4	6.8	n/u	n/u
Zone 2 - West	3.9	9.1	4.7	8.5	**	**	n/u	n/u	n/u	n/u
Zone 3 - North	**	10.4	6.1	10.4	3.1	8.3	**	**	**	**
Zone 4 - East	3.3	9.4	6.5	8.8	**	13.4	**	**	n/u	n/u
Saint John City (Zones 1-4)	5.7	9.4	6.1	9.7	3.7	8.5	9.1	11.0	**	**
Zone 5 - Outlying Areas	5.7	11.1	4.6	12.4	**	**	n/u	n/u	n/u	n/u
Saint John CMA	**5.7**	**9.5**	**5.9**	**10.1**	**3.8**	**8.1**	**9.1**	**11.0**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Saint John CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saint John CMA										
LT $400	0.0	**	**	**	**	**	**	**	**	**
$400 - $499	13.6	**	8.8	12.5	5.5	5.5	0.0	**	8.8	9.5
$500 - $599	13.4	13.4	7.3	9.8	6.9	8.8	**	**	7.2	9.5
$600 - $699	**	**	6.7	14.7	5.3	9.7	3.4	7.8	5.4	10.8
$700 - $799	n/s	**	3.8	**	8.7	12.1	3.8	11.9	6.7	11.4
$800+	n/s	**	**	**	4.8	6.7	**	**	5.5	7.6
Total	11.2	10.5	6.5	10.7	5.4	9.2	4.4	9.5	5.9	9.7

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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